

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 83-52

Introduced by Council President Hardwicke at the request
of the County Executive

Legislative Day No. 83-30 Date October 4, 1983

AN ACT to repeal and re-enact with amendments Subsection 25-5.6(c)(5) of Section 25-5.6, heading, Accessory Uses and Structures, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to provide for the reduction in the need for variances and to eliminate hardships for citizens applying for variances.

By the Council, October 4, 1983

Introduced, read first time, ordered posted and public hearing scheduled

on: November 1, 1983

at: 6:15 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on November 1, 1983 and concluded on November 1, 1983.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, that Subsection 25-5.6 (c)(5) of Section
3 25-5.6, heading, Accessory Uses and Structures, of Article II,
4 heading, Zoning Code, of Chapter 25, heading, Zoning, of the
5 Harford County Code, as amended, be, and it is hereby repealed
6 and re-enacted with amendments, all to read as follows:

7 Chapter 25. Zoning.

8 Article II. Zoning Code.

9 Section 25-5.6. Accessory Uses and Structures

10 (a) Generally.

11 Except as otherwise restricted by this Code,
12 customary accessory structures and uses shall be permitted in
13 any district in connection with the principal permitted use
14 within such district. Private roads and driveways shall be
15 permitted in any district as an accessory use to any principal
16 use.

17 (b) Zoning Certificate Required.

18 Accessory uses specified in this section require
19 the issuance of a Zoning Certificate. Any accessory use not
20 specified in this section does not require a Zoning Certificate.

21 (c) Use Limitations.

22 In addition to the other requirements of this
23 Code, no accessory use shall be permitted unless it strictly
24 complies with the following.

25 (1) The accessory use or structure shall not
26 exceed the height or area of the principal use or structure,
27 except agricultural structures, or as provided in Section 25-5.4
28 (Exceptions and Modifications to Minimum Height Requirements)

29 (2) No accessory use or structure shall be
30 established on any lot prior to substantial completion of the
31 construction of the principal structure.

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1 (3) No accessory use or structure on any lot
2 shall increase any impervious surface area beyond the maximum
3 permitted.

4 (4) No accessory use or structure shall be
5 established within the required front yard, except agriculture,
6 signs, fences, walls, or parking area, and projections or
7 garages as specified in Section 25-5.3(c) (Exceptions and
8 Modifications to Minimum Yard Requirements).

9 (5) No agricultural or residential accessory use
10 or structure shall be established within ten (10) feet from any
11 side or rear lot line for lots greater than [seven thousand
12 (7,000)] TEN THOUSAND (10,000) square feet or within six (6)
13 feet from any side or rear lot line for lots of seven thousand
14 (7,000)] TEN THOUSAND (10,000) square feet or less. Business,
15 industrial and institutional accessory structures shall be
16 subject to the same front, side and rear yards as required for
17 the principal structure.

18 (6) No accessory use or structure, except
19 fences, shall be located within any recorded easement area.

20 (7) An accessory structure which does not abut
21 the principal building shall be located at least six (6) feet
22 from any other building on the same lot.

23 Section 2. And Be It Further Enacted, that this act shall take
24 effect sixty (60) calendar days from the date it becomes law.

25 EFFECTIVE: January 3, 1984

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27 *The Secretary of the Council does hereby*
28 *certify that fifteen (15) copies of this Bill*
are immediately available for distribution to
the public and the press.

29 Angela Markowski, Secretary
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BY THE COUNCIL

BILL NO. 83-52

Read the third time.

Passed LSD 83-33 (November 1, 1983)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 2nd day of November, 1983
at 3:00 o'clock P.M.

Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County ExecutiveDate 11-3-83

BY THE COUNCIL

This Bill (No. 83-52), having been approved by the Executive
and returned to the Council, becomes law on November 3, 1983.

Angela Markowski, Secretary

EFFECTIVE: January 3, 1984